



Herent Drive, Clayhall, IG5 0HQ

Guide Price £800,000









# Herent Drive

## Clayhall, IG5 0HQ

Local Authority: Redbridge  
Tax Band: E

- \*\* GUIDE PRICE £800,000 to £825,000 \*\*
- FOUR BEDROOM SEMI DETACHED HOUSE
- THREE BATH/SOWER ROOMS + GUEST WC
- DETACHED GARAGE/OFFICE
- BEAL & PARKHILL SCHOOLS' CATCHMENT AREAS
- IMMACULATELY PRESENTED
- TWO RECEPTIONS & EXTENDED KITCHEN DINER
- 82' DELIGHTFULLY MANICURED REAR GARDEN
- EPC RATING:
- BORDERING THE EVER POPULAR WOODS ESTATE

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Sandra Davidson is delighted to present this beautifully extended family home located on the highly sought-after Herent Drive in Clayhall bordering the ever popular WOODS ESTATE. This impressive property is ideally situated within walking distance of Parkhill School and falls within the catchment area for Beal School, making it an excellent choice for families.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the extended kitchen diner offering a perfect setting for family meals and gatherings. The ground floor also features a convenient WC for guests.

The first floor comprises three well-proportioned bedrooms and family shower room, ensuring comfort and privacy for the whole family. Additionally, there is a further FOURTH bedroom on the second floor with a shower room on the second floor providing practicality and convenience.

The property is further enhanced by a large landscaped rear garden, ideal for outdoor activities and enjoying the fresh air. A detached garage/office space is accessible via a shared drive, and off-street parking is available at the front of the house, adding to the practicality of this lovely home.

This property is available for immediate occupancy and truly needs to be seen to be fully appreciated. With its excellent location, spacious living areas, and family-friendly features, this home presents a wonderful opportunity for those looking to settle in a desirable area.



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### ENTRANCE

Via leaded double glazed French doors into enclosed porch with: feature light, tiled flooring, leaded glazed door into entrance hall with; wood flooring, ornate coving, feature ceiling light, access to under stair storage, feature vertical radiator, carpeted stairs to first floor, doors to:

### RECEPTION

17'9" x 12'0" (5.40m x 3.66m)

Double glazed bay window to front, three feature wall mounted lights, feature fan light, decorative coving, feature radiator, hardwood flooring

### LOUNGE

12'11" x 11'3" (3.94m x 3.44m)

Feature ceiling light, decorative coving, vertical radiator, hardwood flooring, opens to:

### KITCHEN/DINER

11'3" x 19'2" (3.44m x 5.84m)

DINING AREA: Full width double glazed sliding doors to rear into garden, feature ceiling light, wood flooring, opens to:

KITCHEN AREA: fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer, five ring gas hob with extractor hood over oven grill below, integrated dishwasher, space and services for American style fridge freezer, wood effect tiled flooring, double glazed window to flank, spotlights to ceiling, breakfast bar with fitted base units, double glazed door to rear into garden

### GUEST WC

Wall hung corner hand wash basin, low level WC, spotlights to ceiling, double glazed window to flank, tiled walls and flooring

### FIRST FLOOR LANDING

Double glazed window to flank, fitted carpet, light, carpeted stairs to second floor, doors to:

### BEDROOM ONE

15'1" x 12'1" (4.60m x 3.68m)

Double glazed bay window to front, fitted carpet, radiator, fitted cupboards, feature ceiling light

### BEDROOM TWO

15'5" x 11'3" (4.70m x 3.43m)

Double glazed bay window to rear, fitted carpet, radiator, fitted cupboards, ceiling light

### BEDROOM THREE

11'8" x 6'9" (3.56m x 2.06m)

Double glazed bay window to front, fitted carpet, radiator, fitted cupboards, ceiling light





#### BATHROOM

Suite comprising; Enclosed walk-in shower cubicle with rainfall effect shower and hidden faucet, low level WC with hidden cistern, hand wash basin inset to vanity, marble work tops, wall mounted vanity mirror, heated towel rail, tiled walls and flooring, double glazed window to rear, light

#### SECOND FLOOR LANDING

fitted carpet, light, doors to:

#### BEDROOM FOUR

19'6" x 17'9" (5.94m x 5.40m)

Double glazed window to rear, radiator, wood flooring, sky-light window to front, spotlights to ceiling, access to front eaves, fitted cupboards

#### SHOWER ROOM TWO

Suite comprising; Enclosed walk-in shower cubicle with rainfall effect shower and hidden faucet, low level WC with spray tap hose, hand wash basin inset to vanity, wall mounted vanity mirror with Bluetooth function, heated towel rail, tiled walls and flooring, double glazed window to rear, light

#### EXTERIOR

82'0" (25m)

The rear garden measures approximately 82' with sandstone tiled paved area to front and raised flowerbed and mature shrub boarders with further steps up to laid lawn, gated access to shared drive, door to OFFICE.

To the front of the property is access to detached garage via shared driveway and off street parking on OWN DRIVE

#### GARAGE/OFFICE

16'1" x 8'11" (4.91m x 2.72m)

Entrance via glazed door into office space with fitted carpet, fitted cupboards, light, double glazed window to flank, door to:

#### SHOWER ROOM

Suite comprising; Enclosed walk-in shower cubicle, low level WC, hand wash basin inset to vanity, double glazed window to rear, light

#### AGENTS NOTE

None of the services or appliances have been tested by Sandra Davidson Estate Agents





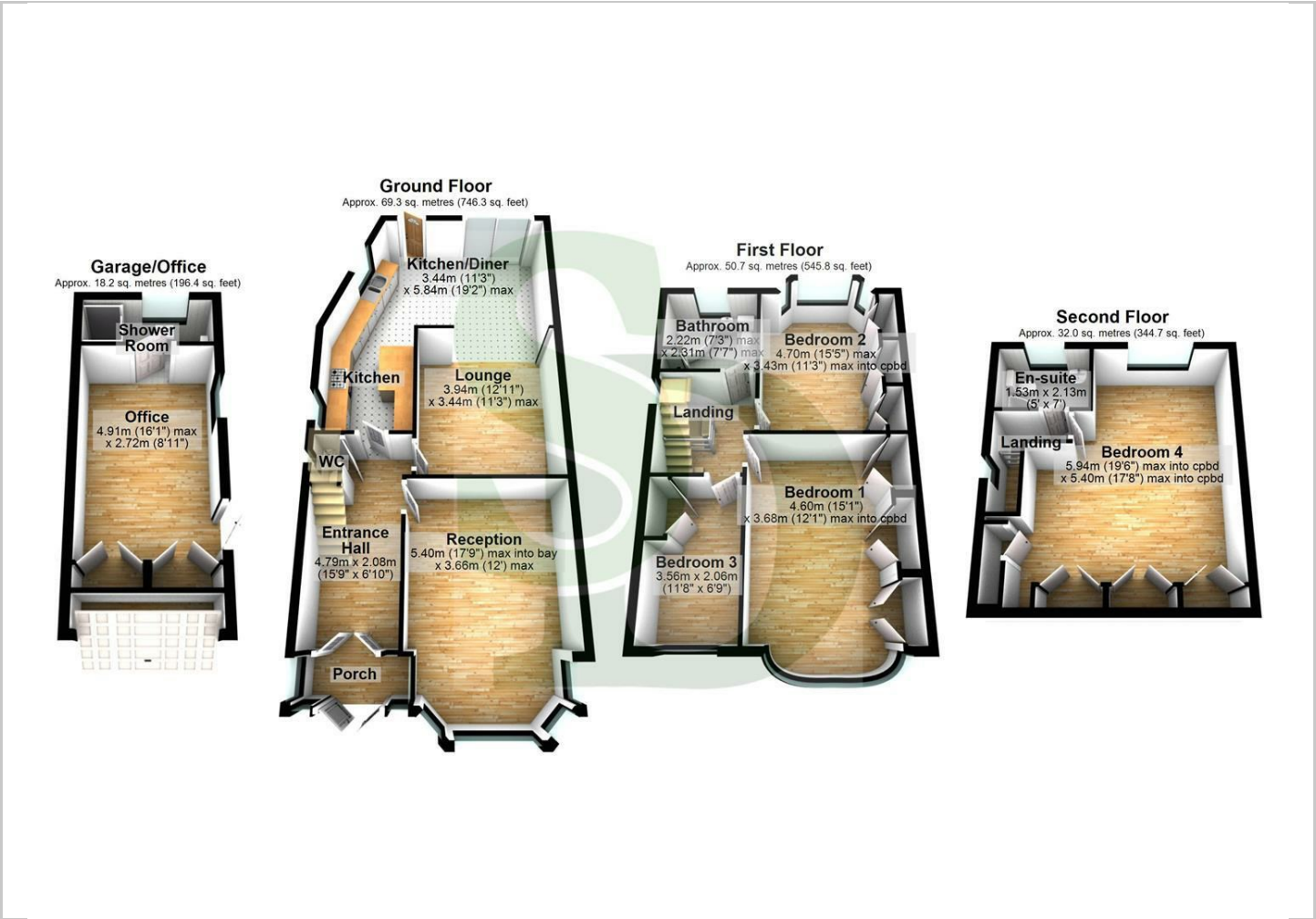




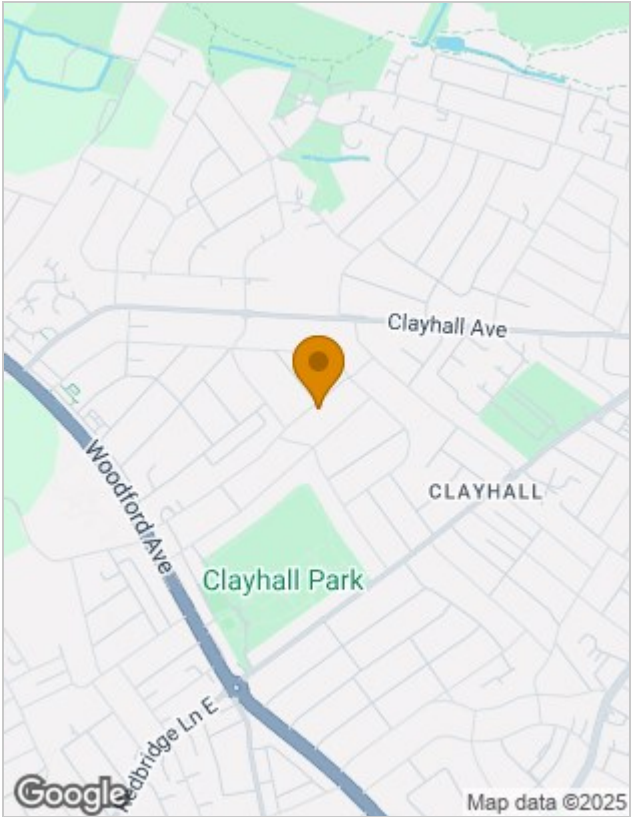




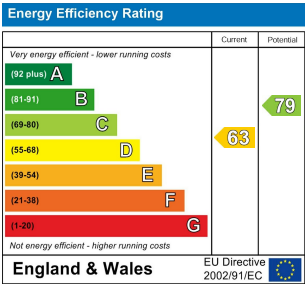
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.